

TRANSFER
TAX
PAIDWARRANTY DEED

014713

44-318

BETTY A. TINKER and RICHARD N. TINKER, of Waterville, County of Kennebec and State of Maine for consideration paid, grant to PHILIP W. SWEET of Norridgewock, County of Somerset and State of Maine with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land located in Waterville, County of Kennebec and State of Maine, with the buildings thereon, bounded and described as follows, to wit:

Commencing in the easterly line of Water Street at the northwesterly corner of land formerly of Charles Landry; thence running easterly on the north line of land formerly of Charles Landry about one hundred seventy five (175) feet to a point fifteen (15) feet from the low water mark of Kennebec River; thence northerly forty five (45) feet to a stake; thence westerly about one hundred seventy five (175) feet to the easterly line of Water Street; thence southerly on said easterly line of Water Street forty five (45) feet to the point begun at. Also a right of way over a strip of land forty five (45) feet wide immediately in the rear and easterly of the above described premises extending from said premises to the low water mark of the Kennebec River.

Also another lot or parcel of land situated in said Waterville, and bounded and described as follows, to wit:

Commencing on the east side of Water Street at the northwest corner of the above described lot; thence easterly along the northerly line of said lot to the northeast corner thereof; thence northerly ten (10) feet to a stake; thence westerly to Water Street; thence southerly on the easterly line of Water Street ten (10) feet to the point begun at.

Also another lot or parcel of land situated in said Waterville and bounded and described as follows to wit:

Beginning at granite monument in the easterly line of Water Street on the southwesterly corner of land belonging to Frank Pelletier; thence S 55 degrees 36 minutes E one hundred sixty three and four tenths (163.4) feet to a granite monument in the southeasterly corner of said Pelletier's land and in the middle of the water course between the mainland and Healey Island; thence S 25 degrees 43 minutes W fifty seven and seven tenths (57.7) feet to a granite monument in the middle of said water course and in the northeasterly corner of a lot now belonging to Palmyre Rodrigue; thence N 57 degrees 48 minutes W one hundred ninety and eight tenths (190.8) feet to a granite monument in the easterly line of Water Street and in the northwesterly corner of said Rodrigue's land; thence N 50 degrees 45 minutes E along the easterly line of Water Street sixty seven (67) feet to the point of beginning.

This conveyance is made subject to an easement given by said Palmyre Rodrigue to the Waterville Sewerage District dated June 9, 1959 and recorded in the Kennebec Registry of Deeds Book 1153, Page 397, to which reference is made for a more particular description.

Being the same premises conveyed to Betty A. Tinker and Richard Tinker by warranty deed of Interco, Inc. d/b/a Interstate Citgo dated May 20, 1994 and recorded in the Kennebec County Registry of Deeds in Book 4694, Page 279.

44-318

WITNESS our hands and seals this 29th day of June, 1995

[Signature]
WITNESS Todd Savage

[Signature]
WITNESS Todd Savage

[Signature]
BETTY A. TINKER

[Signature]
RICHARD N. TINKER

THE STATE OF MAINE
KENNEBEC, ss.

June 29, 1995, 1995 205

Then personally appeared the above named BETTY A. TINKER and
RICHARD N. TINKER and acknowledged the foregoing instrument to be
their free act and deed.

Before me, Joyce D. Toman
Notary Public

Joyce D. Toman, Notary Public
My Commission Expires 1-23-98



RECEIVED KENNEBEC SS.

95 JUL 18 AM 9:00

ATTEST: [Signature]
REGISTER OF DEEDS